

151.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

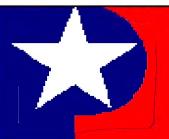
706,800 / 706,800

USE VALUE:

706,800 / 706,800

ASSESSED:

706,800 / 706,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BELL ROBERT S JR	
Owner 2:	
Owner 3:	

Street 1: 32 BUENA VISTA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BELL ROBERT S JR & -

Owner 2: BELL KUMI OBARA -

Street 1: 32 BUENA VISTA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,345 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5345		Sq. Ft.	Site		0	80.	1.09	9									464,280						464,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5345.000	242,500		464,300	706,800		100367
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

Entered Lot Size
Total Land:
Land Unit Type:

!11875!

USER DEFINED

Prior Id # 1:	100367
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/11/20	02:00:24
LAST REV Date	Time
05/03/18	11:19:55
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 151.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,500	0	5,345.	464,300	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	205,600	0	5,345.	435,300	640,900	640,900	Year End Roll	1/3/2019
2018	101	FV	205,600	0	5,345.	359,800	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	205,600	0	5,345.	330,800	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	205,600	0	5,345.	301,800	507,400	507,400	Year End	1/4/2016
2015	101	FV	200,600	0	5,345.	296,000	496,600	496,600	Year End Roll	12/11/2014
2014	101	FV	200,600	0	5,345.	275,100	475,700	475,700	Year End Roll	12/16/2013
2013	101	FV	200,600	0	5,345.	261,700	462,300	462,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL ROBERT S J	65084-402		3/20/2015	Convenience	10	No	No		
MC KERSIE WILLI	59424-184		6/29/2012		524,500	No	No		
FINOCCHIARO THO	47617-562		6/13/2006		490,000	No	No		
HORKAN JOHN W/E	29572-537		12/23/1998		285,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/5/2013	151	Manual	13,258	C					4/18/2018	Inspected	BS	Barbara S
									4/14/2018	MEAS&NOTICE	HS	Hanne S
									5/22/2013	Info Fm Prmt	EMK	Ellen K
									9/29/2012	MLS	EMK	Ellen K
									10/29/2008	Meas/Inspect	355	PATRIOT
									12/14/2006	MLS	HC	Helen Chinal
									4/13/2000	Inspected	264	PATRIOT
									12/7/1999	Mailer Sent		
									11/18/1999	Measured	263	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

